

*Grand Haven Master Association, Inc.*  
Board of Directors Meeting  
November 20th, 2009

**Call to Order**

The meeting was called to order at 2:00 p.m.

**Roll Call – Establish Quorum**

**Members Present:** Kenny O'Connor, Ray Smith, Roy Search, Robert Witty, Gen. Wil Hessert

**Others Present:** Troy Railsback – Southern States Management Group

Members' sign-in sheet is located in Association Meeting File

A quorum was established.

**Approval of Minutes**

**The Board approved both the October 23<sup>rd</sup>, 2009, and November 13<sup>th</sup>, 2009 meeting minutes as written.**

**Committee Reports**

**Community Manager – SSMG**

Mr. Railsback reported on the status of the Tillman residence, and the ongoing PLM issue at 1 Village View Drive. The lake bank maintenance project was a success, and next year the Unimproved Lot Maintenance program will include maintenance of this area.

**Finance Report - Ray Smith**

Mr. Smith reported on the status of Association finances.

**Communications - Ray Smith**

The next edition of the Oak Tree will be out in December. There was discussion regarding new Board members for the upcoming year.

**Action Item List Review – SSMG**

There was discussion about making the Unimproved Lot Maintenance Program mandatory.

Mr. Railsback is in the process of developing a fact sheet to determine the responsible party for the parcels that appear to be common areas in North Park Estates and retention pond bulkheads.

At the request of the Board, Southern States Management Group will conduct treasury management and make recommendations for assessment and reserve fund monies collected for the upcoming year.

There was discussion pertaining to the Crossings Village reserve funds and reserve schedule.

### **Unfinished Business**

**ON MOTION BY Gen. Wil Hessert, seconded by Robert Witty, with ALL IN FAVOR** the Board voted to create a special committee to investigate electronic ADC files and report back to the Board no later than 180 days.

**ON MOTION BY Ray Smith, seconded by Gen. Wil Hessert, with ALL IN FAVOR** the Board voted to adopt the 2010 Master Association Operating Budget with an annual assessment of \$114.00.

**ON MOTION BY Ray Smith, seconded by Gen. Wil Hessert, with ALL IN FAVOR** the Board voted to adopt the PLM budget as presented.

**ON MOTION BY Gen. Wil Hessert, seconded by Robert Witty, with ALL IN FAVOR,** the Board voted to adopt the River Club budget as presented.

**ON MOTION BY Gen. Wil Hessert, seconded by Robert Witty, with ALL IN FAVOR,** the Board voted to adopt the Crossings budget as presented.

There will be an independent review of the Crossings Village Insurance policy to insure the most cost effective policy is in place.

The River Club painting project will be supervised by Jeff Sprague of JGS Design, LLC., for a fee of \$2,800.00.

### **New Business**

None at this time

### **Adjournment**

**The meeting was adjourned at 3:35 p.m.**

### **Audience Comments**

N/A